



PLANNING, DESIGN & ACCESS STATEMENT

LAND OFF WESTWOOD CLOSE, EMSWORTH

On behalf of

HAMPSHIRE LAND LTD



(Aerial photograph courtesy of Google Maps)

Bryan Jezeff Consultancy Ltd
The Gallery
3 South Street
Titchfield
Hampshire
PO14 4DL

Tel: 01329 842668
Web: www.jezeff.co.uk

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CONTENTS

1.0	INTRODUCTION
2.0	SITE LOCATION AND DESCRIPTION
3.0	PLANNING HISTORY
4.0	THE PROPOSED DEVELOPMENT
5.0	PLANNING POLICY
6.0	CONSIDERATION OF THE PLANNING ISSUES
7.0	CONCLUSIONS



1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared by Bryan Jezeph Consultancy Ltd in support of a full planning application for the erection of 36 dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1 subject to TPO 2071.
- 1.2 The application follows the submission and receipt of pre-application advice on two occasions in respect of schemes previously proposed for 49 dwellings, the most recent of which was also subject to a Development Consultation Forum held on 16th January 2018 and a Public Exhibition held on 28th February 2018. This application seeks to respond to comments received from Officers and members of the public. This Statement now seeks to address some of the issues which have arisen on the planning application submitted in July 2018 for 46 dwellings under planning reference APP/18/00672.
- 1.3 The application site is shown edged red on the accompanying Location Plan, with details of the proposed development identified on the Site Layout Plan. Both plans have been provided by James Potter Associates. The site extends to 2.22 hectares.
- 1.4 The site is located in northern Emsworth, to the west of Westwood Close and it adjoins the urban area to the west. The site is included as a housing allocation in the Draft Havant Borough Local Plan 2036 and as such is considered to be in a sustainable location.
- 1.5 The Statement analyses the constraints and opportunities which this site presents. It summarises the findings of the various supporting technical documents and provides an overview of the proposed scheme, including the



constraints and opportunities the site presents. The proposed scheme has evolved following the surveys that have taken place and through the input of the project consultant team. The policies of Havant Borough Council's (HBC) Development Plan documents are examined, as well as national policy and guidance.

- 1.6 The proposed development will comprise 1, 2, 3 and 4-bedroom dwellings with a mixture of house types, sizes and tenures. There would be 25 private houses and 11 affordable dwellings (30.6%) of the total. The proposed dwellings within the development will all be 2 storey, ensuring that the scale is appropriate for the local area.
- 1.7 The application is submitted on behalf of Hampshire Land Ltd.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is greenfield land and comprises 2.22 hectares gross and 1.04 hectares net. It is located off Westwood Close, Emsworth and forms part of a larger parcel of land within the same landownership of 4.87 hectares. The site lies to the south of Westbourne Road and to the west of the River Ems. The proposed site is shown on the submitted Location Plan.
- 2.2 The site currently consists of grazing land. Havant Footpath 73 runs north-south and its current alignment is through the centre of the site, in the form of a trodden footpath. It adjoins other greenfield sites to the north, east and south and to the west it borders residential properties in Westwood Close and Westbourne Avenue.
- 2.3 The site lies between Emsworth Town and Westbourne Village. Emsworth Town Centre is approximately 1.8 km by car and slightly less along the public footpath from the site. Westbourne Village lies approximately 1 km on foot or 2 km by road from the site.
- 2.4 It is intended that the proposed site would be accessed via Westwood Close which connects to the wider road network via a simple priority junction with Westbourne Avenue. Westwood Close measures approximately 5.5m in width with a 1.8m wide footway flanking the western side of the carriageway.
- 2.5 The application site is approximately 1km north of Emsworth Town Centre which provides a range of facilities and services including a convenience store, post office, bank, pharmacy and restaurant/pubs. In addition, the site is situated within a 10-minute walk of Westbourne Village Centre which provides a range of services and amenities including a convenience store, bakery and post office.



Figure 1: Extract of Location Plan prepared by James Potter Associates

3.0 THE PLANNING HISTORY

- 3.1 There is no planning history relevant to the application site.
- 3.2 The site has been assessed through previous iterations of the Council's Strategic Housing Land Availability Assessment (SHLAA) and, more recently,

has been submitted to the Council in February 2017 as part of the Council's 'Call for Sites'.

- 3.3 Part of the application site is now included as a housing allocation in the Council's Draft Havant Borough Local Plan 2036 published in January 2018. Its site area in the Plan is described as 0.97ha and Policy H10 promotes residential development for about 35 dwellings. This broadly reflects the developable area of the application site extending to 1.04 hectares.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 Hampshire Land Ltd propose a residential development scheme for the erection of 36 dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1 subject to TPO 2071. This represents an amended description from the application submission which was for 46 dwellings.

Constraints and Opportunities

- 4.2 The site layout plan has been developed to respond to the site constraints and opportunities that exist to provide much needed market and affordable housing. The site constraints identified at the outset included alternative highways options for accessing the site, a number of TPO'd trees, areas at risk of flooding, the presence of Havant Footpath 73 running north-south through the site, the need for an initial ecological walkover survey and likely required targeted protected species surveys; and the importance of establishing a SUDs scheme which would mimic existing greenfield run-off rates. Off-site constraints identified included the need to establish whether there was capacity in local sewers and the requirement for utility connections.

- 4.3 The proposed residential development would be contained within the site by housing to the west and the boundary of the 1 in 100 year + 45% flood level boundary to the east. The site is relatively well screened from outside views as it is surrounded by housing or existing trees.

Layout

- 4.4 The scheme proposes 36 dwellings, of which 11 would be provided as affordable housing, in the form of affordable rented (7 dwellings) and shared ownership intermediate housing (4 dwellings). No Registered Social Landlord has been appointed as development partner for this site as yet. The proposed scheme would also include a mix of house types and sizes. There would be 1-bedroom flats and 2, 3 and 4 bedroom detached and semi-detached houses built at the site. All the proposed dwellings would be 2 storeys in height.
- 4.5 The proposed density of the scheme would equate to 16.22 dwellings per hectare (dph), $36 \text{ dwellings} / 2.22 \text{ hectares} = 16.22 \text{ dph}$. This is considered to be an appropriate response to the prevailing density of development within the area and for a site on the urban edge, whilst also attempting to make an efficient use of land.
- 4.6 For the most part, dwellings have been designed to address road frontages and important corner locations. The mix of dwellings would be spread throughout the site. The layout identifies where existing gates to the backs of properties in Westbourne Avenue would be retained or relocated. The existing alignment of the current trodden footpath (Havant Footpath 73) is denoted with a purple dashed line within the site layout and its diversion with an orange dashed line. A specific footpath diversion plan also accompanies the planning application. The formal diversion of the public footpath would be subject to a separate application under s.257 of the Town & Country Planning Act 1990.



Figure 2: Extract of Proposed Site Layout prepared by James Potter Associates

Highways

- 4.7 Paul Basham Associates has considered the highway issues pertinent to the site. Various options for access to the site have been examined and the preferred access point has been established. The extension of Westwood Close is the favoured vehicular access to the site. Further details are set out in the Transport Statement prepared by Paul Basham Associates.
- 4.8 The consultants were required to address the issue of highway access into the development area while minimising its impact. The Consultants concluded that suitable access can be achieved off the turning head in Westwood Close. The main spine road would be 6m in width, after which carriageways would narrow and become more reflective of Manual for Streets (MfS) design principles. A carriageway width of 4.8m would be sufficient in accommodating a car and larger vehicle to pass simultaneously. The road would narrow to 4.1m from 4.8m upon entry to the cul-de-sacs. 2m footways are proposed flanking the western side of the proposed carriageway.
- 4.9 Car parking would be provided in accordance with the standards set out in the Council's Parking SPD. There would be 89 parking spaces, 74 of which would be allocated to the individual dwellings and 15 would be visitor spaces identified with a 'V' on the site layout plan.
- 4.10 Cycles would be securely stored within proposed garages, sheds and dedicated cycle stores at the site.
- 4.11 The Transport Statement demonstrates that the proposed development would not have a material impact on the operation, capacity or safety of the local road network.



Arboriculture

- 4.12 The Council made a Tree Preservation Order on 5th October 2017 under reference TPO/2071. This was a group Order covering all species and appears to cover the same part of the application site as in the emerging Local Plan housing allocation. The Order was confirmed on 7th December 2017.
- 4.13 More recently, the Council has made Tree Preservation Order 2079/2018 on land within the rear gardens of 64 and 70 Westbourne Avenue which the applicant and arboricultural consultant are aware of.
- 4.14 Barrell Tree Consultancy has been appointed to survey trees, provide advice on tree constraints and provide an Arboricultural Assessment and Method Statement.
- 4.15 The proposed development will result in the need to remove in whole or in part six trees and prune two others. The trees to be removed are all low category 'C' trees because of their poor condition or small size. All the significant boundary tree cover will remain intact and no high category trees will need to be removed.
- 4.16 The matter of adverse impacts on retained trees due to post-development pressures to fell or prune has been considered by Barrell Tree Consultancy and they conclude that no further trees will be affected. There is plenty of space within the site for tree planting and a comprehensive new tree planting scheme using significant stock is included as part of the application.

Landscaping

- 4.17 Fabrik has been commissioned by Hampshire Land Ltd to produce a Combined Landscape & Visual Impact Appraisal and Landscape Design Statement, hard

and soft landscaping plans and a coloured landscape masterplan to accompany the planning application. The landscaping plans have all been updated to reflect the amended layout and revised scheme for 36 dwellings, but the Combined Landscape & Visual Impact Appraisal and Landscape Design Statement has not, as the majority of the document's content does not consider the proposed layout.

- 4.18 Figure 3.8 within the Combined Landscape & Visual Impact Appraisal identifies the part of the site from where views are available towards Westbourne and St John the Baptist Church spire. These views will still be possible, as part of the proposed scheme, from the point at which the proposed diverted footpath would join up with the existing alignment of Havant Footpath 73.
- 4.19 Fabrik conclude that the proposed development would not have any widespread landscape or visual effects. Whilst significant effects occur, as with the development of any greenfield site, these are limited to the site and its immediate context. The development is proposed to be well connected to existing settlement and public rights of way.
- 4.20 In addition to the proposed hard and soft landscaping of the site, the colour landscape masterplan demonstrates how less than 50% of the application site would be developed.



Figure 3: Extract of Colour Landscape Masterplan prepared by Fabrik

Flood Risk & Drainage

- 4.21 Rogers Cory Partnership has assessed the flood risk, surface water and foul drainage considerations which have informed the layout of the scheme for 36

dwelling. A copy of the Flood Risk Assessment has been submitted with the planning application.

- 4.22 The site-specific flood risk assessment has demonstrated that the proposed development is appropriate in terms of flood risk and the provision of flood mitigation measures.
- 4.23 A preliminary surface water drainage strategy has been prepared and hydraulically modelled which demonstrates that the redevelopment proposals can be successfully implemented and designed to withstand the impact of a 1:100-year rainfall event (including climate change), in accordance with the NPPF, PPG and HCC requirements.
- 4.24 The proposed development's surface water discharge is to be attenuated to the pre-development annual average Greenfield run-off rate. This would represent a betterment to the site's existing 1 in 30 year and 1 in 100-year Greenfield run-off rates through the use of SuDS techniques and re-use of existing resources.
- 4.25 The Flood Risk Assessment concludes:
- i. That whilst the site is located partly within Flood Zones 2 and 3, the residential portion of the development is situated wholly within the Flood Risk Zone 1 area;
 - ii. The development and its occupants are not at an increased risk of flooding;
 - iii. The development does not increase the risk of flooding elsewhere;
 - iv. The development can be drained in a sustainable manner utilising SuDS techniques
 - v. The development will satisfactorily manage and maintain a 1 in 100-year storm event with allowance for climate change

- 4.26 The findings of the Flood Risk Assessment identify the opportunity to promote the sustainable re-use of existing resources and potential to implement an appropriate SuDS strategy.

Archaeology

- 4.27 The application site has been assessed by CGMS for its below-ground archaeological potential. There are no designated or undesignated archaeological assets recorded on the study site.
- 4.28 The study site is considered to have a low to moderate theoretical potential for archaeological evidence of the Palaeolithic and Mesolithic periods, and a low potential for all the other periods of past human occupation. Any archaeological features that may be present on the study site would most likely be of low/local significance.
- 4.29 Given the low archaeological potential of the study site, the proposed development is considered unlikely to have a widespread or significant archaeological impact.

Ecological Issues

- 4.30 WYG was commissioned by the applicant in May 2017 to conduct an Ecological Appraisal of the site. The results of this desk-based study and Phase 1 habitat survey were as follows:
- The site is considered to have high potential to support reptiles due to the semi-improved grassland and scrub/tall ruderal habitat along its boundaries.
 - The site is considered to have low suitability for foraging and commuting bats.

- Five trees were identified with the potential to support roosting bats. These trees sit outside of the proposed development area and are not considered likely to be impacted.
- The site is considered to have moderate potential to support hazel dormouse, particularly along the eastern and western boundaries which are dominated by known dormouse foraging plants (notably hawthorn).
- No signs of badger were identified during the survey; however, the grassland and scrub habitats are suitable for foraging and commuting by badgers. The central tree line offers suitable habitat for sett creation.
- Several birds were seen entering and exiting the central tree line during the survey and are considered highly likely to be nesting.
- No signs of otter or water vole were identified during the survey; however, as records of water vole within the River Elms were returned, absence of water voles cannot be assumed.
- No invasive plant species were identified during the survey.

4.31 WYG then recommended that further targeted surveys should be carried out including reptile presence/likely absence, seasonal bat activity surveys, hazel dormouse presence/likely absence surveys using artificial nesting tubes, continued checks for badgers during other surveys and pre-commencement nesting bird checks of any scrub and trees requiring removal during the bird nesting season (March-September inclusive).

4.32 Specific recommendations were also made for biodiversity enhancements as part of the scheme.

4.33 Copies of the initial Ecological Appraisal and Bat Activity, Dormouse and Reptile Presence/Likely Absence Reports accompany the planning application.

Other Issues: Ground Conditions, Noise, Minerals, Utilities & Agricultural Land

- 4.34 WDE Consulting Ltd has been instructed by the applicant to conduct a Geo Site Assessment to determine the ground conditions prior to development of the site for residential use. A copy of this Assessment accompanies the application.
- 4.35 WDE Consulting Ltd recommended that additional long-term groundwater monitoring should be undertaken to determine the fluctuations in the water table on site. A copy of the Groundwater Monitoring Report accompanies the application.
- 4.36 Clarke Saunders Associates has been commissioned by the applicant to prepare a Stage 1 Risk Assessment and Stage 2 Acoustic Design Statement to support the development proposals.
- 4.37 Following the initial Stage 1 Risk Assessment which identified the development area as a low to medium risk area in terms of noise impact, a Stage 2 Acoustic Design Statement has been prepared. The Stage 2 Acoustic Design Statement considers the noise impact of the site in detail and addresses the requirement for any outline mitigation measures as appropriate for the proposed residential development.
- 4.38 Whilst Agricultural Land Classification information is available on the “Magic” website for some sites, the application site is not one of them. The site opposite on the northern side of Westbourne Road does contain Agricultural Land Classification Detailed Post 1988 survey information and this site has been assessed as being Grade 3b.
- 4.39 The London & South East region 1:250 000 Series Agricultural Land Classification Map identifies the application site as being Grade 3 agricultural

land; however, this map does not show subdivisions of Grade 3, which are normally mapped by more detailed survey work. It is assumed, therefore, that the application site is also Grade 3b, like Hampshire Farm on the northern side of Westbourne Avenue.

4.40 WDE Consulting Ltd has previously consulted Hampshire County Council as Waste & Minerals Authority and they agreed that it is not viable to extract minerals from the application site.

4.41 Rogers Cory Partnership has also produced a Utilities Assessment for submission with the planning application. This include details of the various utilities which could be connected to and serve the proposed residential development.

5.0 **PLANNING POLICY**

National Planning Policy Framework (NPPF)

5.1 The National Planning Policy Framework (NPPF) was published on 24th July 2018. It sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

5.2 Paragraph 8 establishes the planning system's three objectives within section 2 entitled 'Achieving sustainable development', which are interdependent and need to be pursued in mutually supportive ways. These give rise to the need for the planning system to seek to achieve a number of objectives. The economic objective relates to building a strong, responsive and competitive economy. The social objective suggests supporting strong, vibrant and healthy communities. The environmental objective relates to protecting and enhancing

our natural, built and historic environment, including making effective use of land.

- 5.3 Paragraph 10 advises that at the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). However, this presumption would not apply given that the application requires an Appropriate Assessment, as per paragraph 177 of the NPPF. It is understood that this has already been undertaken by Havant Borough Council.
- 5.4 Whilst the presumption does not apply in this case, paragraph 12 makes clear that decisions can be taken by LPAs that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.5 Paragraphs 15 and 16 of the new NPPF relate to plan-making. The first paragraph states that the planning system should be genuinely plan-led, which is nothing new and this was also enshrined as a core principle in the 2012 NPPF. Paragraph 16 outlines six criteria as objectives for plans.
- 5.6 Section 3 of the NPPF relates to plan-making and advises local planning authorities prepared new Local Plans such as Havant Borough. The site is included as a housing allocation in the Regulation 18 Draft Havant Borough Local Plan 2036.
- 5.7 Paragraph 39 encourages early pre-application engagement and this is something which the applicant has done on this scheme on two separate occasions prior to the submission of the planning application.
- 5.8 Paragraph 48 guides LPAs as to the weight which can be given to emerging plans when determining applications. In the case of this planning application,

the Council's emerging Local Plan has only been produced in draft and so would only carry limited weight at this stage.

- 5.9 Section 5 within the NPPF is entitled 'Delivering a sufficient supply of homes'. It sets out the Government's objective to boost significantly the supply of housing. Paragraph 59 advises, among other things, that it is important that land with permission is developed without unnecessary delay. The application site is owned by a single landowner and the applicant company would, once the site has been acquired, intend to develop the site as quickly as practicable.
- 5.10 Paragraph 60 requires LPAs to produce local housing need assessments, conducted using the standard method in national planning guidance, and paragraph 64 enjoins that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.
- 5.11 The proposed scheme includes 30.6% affordable housing overall (11 onsite affordable dwellings and therefore more than 10% of the dwellings would be available as shared ownership properties, an affordable ownership product).
- 5.12 LPAs are encouraged in paragraph 67 to identify a sufficient supply and mix of sites, informed by a strategic housing availability assessment. Planning policies should identify a supply of specific, deliverable sites for years one to five of the plan period and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan. The application site is one such site which the Council has identified in their emerging Local Plan.
- 5.13 Paragraph 73 outlines the circumstances in which one of three buffers should be applied to LPAs supply of specific deliverable sites. It is anticipated, for the

time being at least, that Havant Borough Council will continue to apply a 5% buffer when calculating their housing land supply.

- 5.14 Paragraph 91 within section 8 entitled 'Promoting healthy and safe communities' directs that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. A key part of the proposed development that impacts on the public health of Emsworth is the relocation of Havant Footpath 73. This issue and others relating to promoting healthy communities are dealt with in more detail in section 6 of this Statement.
- 5.15 Section 9 of the NPPF relates to 'Promoting sustainable transport'. The requirements of this section have been considered and the highways aspects of the proposed development are outlined in the supporting Transport Statement.
- 5.16 Planning policies and decisions are required to promote an effective use of land in meeting the need for homes and other uses, in accordance with paragraph 117 of the NPPF. It is considered that the proposed scheme would make an effective use of the site, whilst also respecting the prevailing density of development within Westwood Close and the fact that the site lies in an urban edge location.
- 5.17 Design continues to be of paramount importance in the revised NPPF. Paragraph 127 advocates that planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**

- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - (e) optimise the potential for the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.18 The great importance attached to design is emphasised further in the remaining paragraphs of section 12 of the NPPF, including paragraphs 128-132.
- 5.19 Paragraph 170 of the NPPF replaces paragraph 109 of the 2012 NPPF and this sets out the approach to contributing to and enhancing the natural environment by, among other things, protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside and minimising impacts, on and providing net gains for, biodiversity.

Development Plan

- 5.20 The current Development Plan for Havant Borough Council (HBC) comprises the Havant Borough Local Plan (Core Strategy), Havant Borough Local Plan

(Allocations) and the Hampshire Minerals and Waste Plan. The Council is in the process of reviewing its Local Plan and published a Regulation 18 Draft Local Plan in January 2018 and are now working towards the publication of a Regulation 19 Pre-submission draft in early 2019.

- 5.21 Whilst the site at Westwood Close was not included in the Council's Local Plan Housing Statement published in December 2016, it was included as an allocation in the Draft Havant Borough Local Plan 2036 published in January 2018 for about 35 dwellings; however, only a 0.97 ha part of the current application site is included in Policy H10 of this emerging Local Plan. The current scheme proposes development on a net area of 1.04 hectares, which is broadly equivalent to the area identified in the emerging Local Plan. The Council is requested to amend the boundary of the housing allocation to include the overall 2.22-hectare site as this includes land required for the proposed footpath diversion.

Havant Borough Local Plan Core Strategy March 2011

- 5.22 The Core Strategy sets the planning framework for the borough until 2026. In preparing this strategy the council has sought to address local needs, especially for housing and economic development, with an emphasis on high quality design and stewardship of the borough's high quality natural and built environment. The Havant Borough Core Strategy was adopted by Havant Borough Council on 1st March 2011.
- 5.23 The following policies of the Havant Borough Local Plan (Core Strategy) are relevant to the consideration of the proposed scheme, against which the application will be determined:
- CS8 – Community Safety
 - CS9 - Housing

- CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS14 – Efficient Use of Resources
- CS15 – Flood and Coastal Erosion Risk
- CS16 – High Quality Design
- CS17 – Concentration and Distribution of Development within the Urban Areas
- CS20 – Transport and Access Strategy
- CS21 – Developer Requirements
- DM8 – Conservation, Protection and Enhancement of Existing Natural Features
- DM11 – Planning for More Sustainable Travel
- DM12 – Mitigating the Impacts of Travel
- DM13 – Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

5.24 The Havant Borough Local Plan (Allocations) follows on from the adopted Havant Borough Local Plan (Core Strategy). Together these plans provide the Borough with up-to-date policies to encourage investment in new jobs, provide enough land for new homes and protect its special environment. The Allocations Plan was formally adopted by Havant Borough Council on 23rd July 2014.

5.25 The following policies of the Havant Borough Local Plan (Allocations) are relevant to the consideration of the proposed scheme, against which the application will be determined:

- AL1 – Presumption in Favour of Sustainable Development

- AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
- DM24 – Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
- DM25 – Managing Flood Risk in Emsworth

Supplementary Planning Documents/Other Planning Documents

5.26 The proposed scheme has evolved acknowledging the following planning documents: -

- Havant Borough Council Housing SPD July 2011
- Havant Borough Council Parking SPD July 2016
- Borough Design Guide SPD December 2011
- Local Plan Housing Statement December 2016
- Emsworth Neighbourhood Plan Pre-Submission Version November 2017
- Statement of Community Involvement – December 2013

5.27 The provisions of the above planning documents have been addressed by the proposed development. These issues are either addressed by the proposed plans or they are covered in the consultants' reports which are submitted separately.

Draft Havant Brough Local Plan 2036

5.28 The Draft Havant Borough Local Plan 2036 was subject to public consultation between 8th January and 16th February 2018. The Pre-Submission version of the Plan is expected to be published in early 2019.

5.29 Whilst the preparation of the new Havant Local Plan is still at an early stage and the Plan only carries limited weight, it does nevertheless propose the

allocation of part of the application site for residential development for about 35 dwellings under Policy H10 relating to Land at Westwood Close.

6.0 CONSIDERATION OF THE PLANNING ISSUES

- 6.1 This section addresses the planning issues and detailed aspects of the planning application submitted on behalf of Hampshire Land Ltd. The application proposes residential development for 36 dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1 subject to TPO 2071.
- 6.2 The proposed scheme has evolved following the surveys that have taken place and through the input of the various consultants involved with the project. The applicant has submitted two pre-applications to Havant Borough Council, has met with Westbourne Parish Council, has taken part in a Development Consultation Forum arranged by the Council and has held a Public Exhibition to display the proposals to the public. The application has now been amended in response to comments received on the original application for 46 dwellings.

Sustainable Location

- 6.3 The application site is currently outside but adjoining the urban area of Emsworth, where residential development would not normally be approved except where the provisions within Policy AL2 of the Allocations Plan apply. The application site is not subject to any other designation.

- 6.4 The application site is accessible to local services and facilities, some of which are described in section 2. Local services and facilities within Emsworth Towns and Westbourne Village would be accessible to future residents of the proposed site.

Layout Alterations

- 6.5 The layout has evolved over time and, more recently, has been amended in response to comments received on the planning application in relation to the proposed layout and as a result of liaising with the Environment Agency, namely in respect of the need to address the following issues:

- Accurately assess the level of flood risk to the site
- Adequately take the impacts of climate change into account
- Demonstrate that flood risk will not increase as a result of the proposed development

- 6.6 The scheme has now been reduced to 36 dwellings and includes a revised housing mix. It now proposes 25 private dwellings and 11 affordable units.

- 6.7 The density of the proposed scheme has also now reduced from 20.72 dph (46 dwellings) to 16.22 dph (36 dwellings), which means that the proposed development would be at a lower density than a whole host of other major residential schemes approved, including on land west of Coldharbour Farm, Coldharbour Farm Road, Emsworth (APP/14/00360) and land north of Havant Road and west of Selangor Avenue, Emsworth (APP/16/00774).

- 6.8 The layout now includes a 1 in 100 year + 45% Flood Level boundary and within this boundary the 36 dwellings are proposed. The majority of the spine road running through the proposed development also falls inside this boundary.

- 6.9 Existing rights of way into the field from 60, 64 and 66 Westbourne Avenue are now identified on the layout plan and these would be retained. Pavements are shown on the site layout plan connecting to those rights of way.
- 6.10 A stock-proof fence would now be added to the proposed native hedgerow to be planted next to the spine road. It is considered that this would deter animals from entering the housing development. A low-level brick wall with pillars and fencing between is now proposed for Plot 2 in response to the Council's Landscape Architect's comments. It is not considered desirable to have a brick wall enclosing the northern and east boundaries of Plot 1 as requested as the majority of these two boundaries fall within the RPA of protected trees. Finally, the proposed footway alongside the main spine road is now shown offset from the road by 2m to allow space for tree planting. The Combined Hard and Soft Landscaping General Arrangement plans identify the proposed boundary treatments, as does the separate Boundary Materials Plan.

Proposed Diversion of Havant Footpath 73

- 6.11 To facilitate the proposed development, part of Havant Footpath 73 will need to be diverted to the east. Drawing 17017B-PL-2-09 Rev A Footpath Diversion Plan identifies the alignment of the current trodden footpath through the application site (purple dashed line) and the proposed diverted route (orange dashed line). The length of existing footpath requiring diversion is approximately 350m and the proposed diversion route would be 370m in length.
- 6.12 The applicant has previously met with the Countryside Planning Officer at Hampshire County Council at the site prior to the submission of the application and there was a discussion in respect of the extent of the diversion works and the requirement to pay a contribution to deliver the resurfacing of the route,

officer time to deliver the project and towards future maintenance of this enhancement.

- 6.13 An application under section 257 of the Town & County Planning to divert the public footpath would need to be made to Havant Borough Council in due course.

Promotion of Healthy and Safe Communities

- 6.14 A key part of the proposed development that impacts on the public health of Emsworth is the relocation of part of Footpath 73 eastwards. The existing footpath through the application site constitutes a trodden path. The proposed relocation of part of the existing footpath would result in an opportunity for HCC to resurface 800m part of its wider route, paid for via a contribution from the developer. HCC's consultee response dated 17th August 2018 confirms how exactly the financial contribution would be spent. Providing a surfaced footpath would encourage more local residents and walkers to use this route.
- 6.15 There is a separate footpath/cyclepath route to the northwest running from Westbourne Road and terminating on Westbourne Avenue. Walkers and cyclists could also use this route when heading southwards and then turn into Westwood Close to access the site.
- 6.16 The pavement adjoining the spine road within the site is now separated by a 2m wide verge which will be planted with trees. It is considered that this change could further encourage pedestrians to walk through the site, making them feel safer. The alternative relocated public footpath would be more likely to be used by dog walkers and general walkers.
- 6.17 It is considered that the proposed development promotes the concept of "walkable" communities, with cyclists able to use the spine road to access

Westwood Close and then connect to the cycle path on Westbourne Avenue. This leads to Westbourne Road and the local highway network towards the services and facilities elsewhere in Emsworth and Westbourne. Pedestrians could walk safely through the development and connect up with designated walking/cycling routes to the northwest and further west on the opposite side of Westbourne Road. Westbourne Road is provided with pavements on both sides and these are regularly used by pedestrians to access local services and facilities.

- 6.18 Emsworth includes current local green space designations at Emsworth Recreation Ground, Brook Meadow Local Nature Reserve, Nore Barn Woods, Hollybank Woods and Hampshire Farm Open Space. Hampshire Farm Open Space is located on the northern side of Westbourne Avenue and would be close enough to this site for residents of this development to use.
- 6.19 The Horndean Road recreation ground has grass pitches available for team games, tennis courts, a children's playground and a skate park. Southleigh has pitches for team games and a children's play area.
- 6.20 Whilst the proposed development does not provide any on-site open space due to the proximity of the site to Hampshire Farm Open Space, Havant Borough Council can use CIL money from this and other developments to fund the provision of new, or improvements to existing, open spaces in the area should they be required.
- 6.21 There are bus stops on both sides of Westbourne Road close to the application site, offering the opportunity for residents to use public transport to destinations in opposite directions along the road as an alternative to walking or cycling. The full suite of active travel options available to residents means there are alternatives to the use of the private motor car.

- 6.22 Table 1 within the submitted Transport Statement demonstrates that the site is located in a sustainable location and therefore walking and cycling should be encouraged for local trips.

Economic Benefits

- 6.23 The proposed scheme would generate a number of economic benefits through both the construction of the 36 dwellings and the on-going expenditure from the newly-formed households occupying the units. The key economic benefits itemised in the following paragraphs would include the direct construction jobs per year over the 1.5 to 2-year build period, with indirect and induced jobs supported per year of construction.
- 6.24 In terms of household expenditure, there would be a first occupation spend on goods and services to make a house “feel like a home”, a proportion of which would be captured locally. There would also be some optional extras spend. In the longer term, the additional population may increase the potential for spending, for instance in local shops, and help support the sustainability of local services and facilities.
- 6.25 The New Homes Bonus is a grant paid by central government to local councils, including Havant Borough Council, to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.
- 6.26 The proposed scheme would attract a payment towards the Council's Community Infrastructure Levy (CIL). It is estimated that approximately £317,000 would currently be paid to the Council to spend on local infrastructure, based on the proposed scheme (assuming 2019 CIL rate for Emsworth of £139.93 per square metre gross internal).

- 6.27 Given the economic benefits of the proposed scheme and its potential contribution towards economic growth, the economic benefits should be awarded significant weight in the planning balance.

Social Benefits

- 6.28 The planning application proposes up to 36 dwellings, which would make a contribution towards the Council's housing need (and five-year housing land supply). It would also provide a significant boost to the supply of housing in accordance with paragraph 59 of the NPPF. This application site is one which could deliver housing in the short term and does not have any constraints which could not be mitigated.
- 6.29 The affordable housing mix has altered as a result of the recent amendments to the scheme and the loss of 10 dwellings. The proposed scheme includes 11 dwellings for affordable housing (4 x 1 bed, 3 x 2 bed, 3 x 3 bed and 1 x 4 bed dwellings). It is understood that as of 16th April 2018 there were 1813 households registered on Hampshire Home Choice seeking accommodation in the Borough. This development would therefore make a valuable contribution of 11 affordable properties towards the Council's shortfall of affordable housing and assist some of those households currently on the Council's housing waiting list.
- 6.30 The site layout – tenure plan (drawing 17017B-PL-2-03 Rev A) identifies the location of the proposed affordable shared ownership and affordable rented dwellings at the site. The mix of likely tenures, including the integration of affordable properties with private market housing, within the clusters will also help to facilitate a balanced community.
- 6.31 The affordable housing provision will provide a comprehensive range of dwellings aimed at meeting the diverse requirements in the region, including 2

and 3-bedroom houses with a mixture of affordable rented and shared ownership properties. This will deliver a wide choice of high-quality homes, widen opportunities for home ownership and create a sustainable, inclusive and mixed community. The provision of affordable housing should be given due weight in the determination of the application.

6.32 Residents of the proposed development could register at any number of local GP practices, including those in Emsworth, Westbourne or Havant. Whilst it would be for Havant Borough Council to determine on what and where any CIL monies from this development would be spent, CIL monies could be spent on infrastructure within the Borough.

6.33 The social benefits of the scheme are to be awarded considerable weight in relation to the overall need in the Borough for housing, including affordable housing.

Environmental Benefits

6.34 The proposed development offers potential for incorporation of energy efficiency measures within new properties as well as additional planting that would be included within the detailed landscaping plans. The site layout plan identifies opportunities for significant new tree planting throughout the site, with more detail provided on the submitted landscaping plans.

6.35 It is considered that the proposed scheme would have a minimal impact on the landscape character and appearance of the area, whilst the layout design could make a positive contribution to character of the local area.

6.36 The proposed scheme could offer many ecological benefits to protected species at the site. Details of these would be set out in a future site-wide

ecological mitigation strategy, which could be conditioned by the Council were planning permission to be granted.

- 6.37 All of these measures weigh in favour of the proposals albeit to a lesser extent and the environmental benefits are to be afforded moderate weight.

10.0 CONCLUSIONS

- 10.1 The application proposes residential development of 36 dwellings at the site. This would comprise 1, 2, 3 and 4 bedroom dwellings with a mixture of house types, sizes and tenures. There would be 25 private houses and 11 affordable dwellings (30.6%) of the total. The proposed dwellings within the development would all be 2 storey dwellings, ensuring that the scale of development is appropriate for the local area.
- 10.2 The site would provide the Borough with a residential development located in a sustainable location, adjacent to existing residential development and the urban area of Emsworth. This scheme would provide a helpful contribution to the supply of housing within the Borough and assist with the Government's stated objective in paragraph 59 of the NPPF to significantly boosts the supply of housing.
- 10.3 The proposed scheme has been designed to address on-site constraints and, with suitable mitigation, development could take place without harm to protected species. The development and its occupants are not at an increased risk of flooding. The proposed scheme would also include the diversion of Havant Footpath 73.